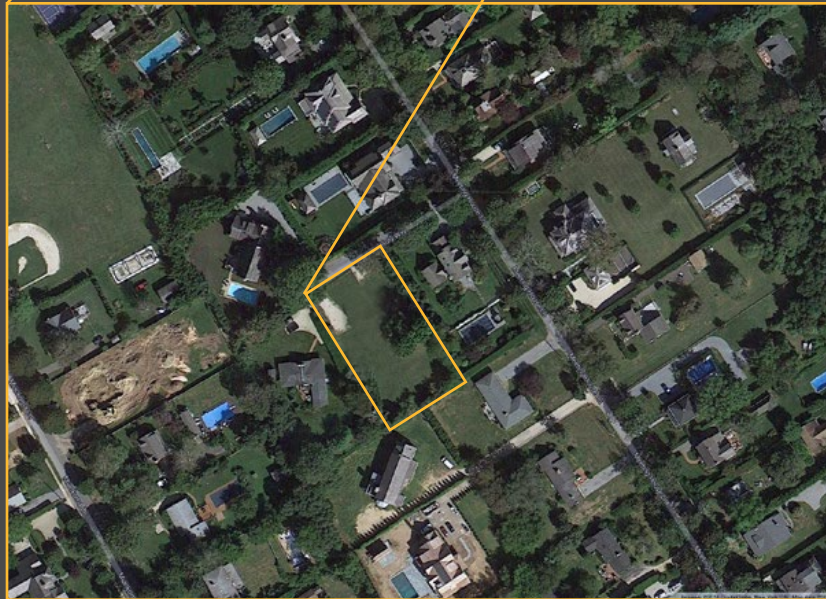
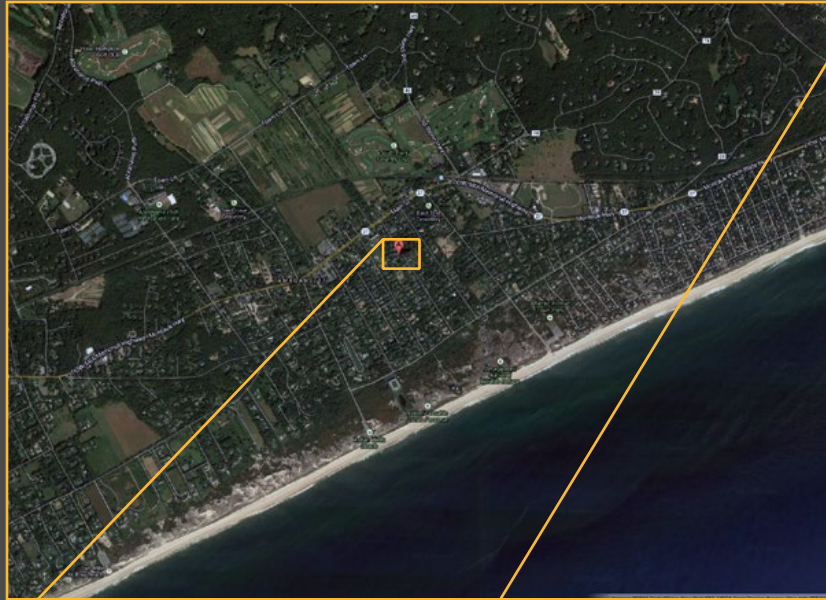




7 H O L L Y W A Y • A M A G A N S E T T

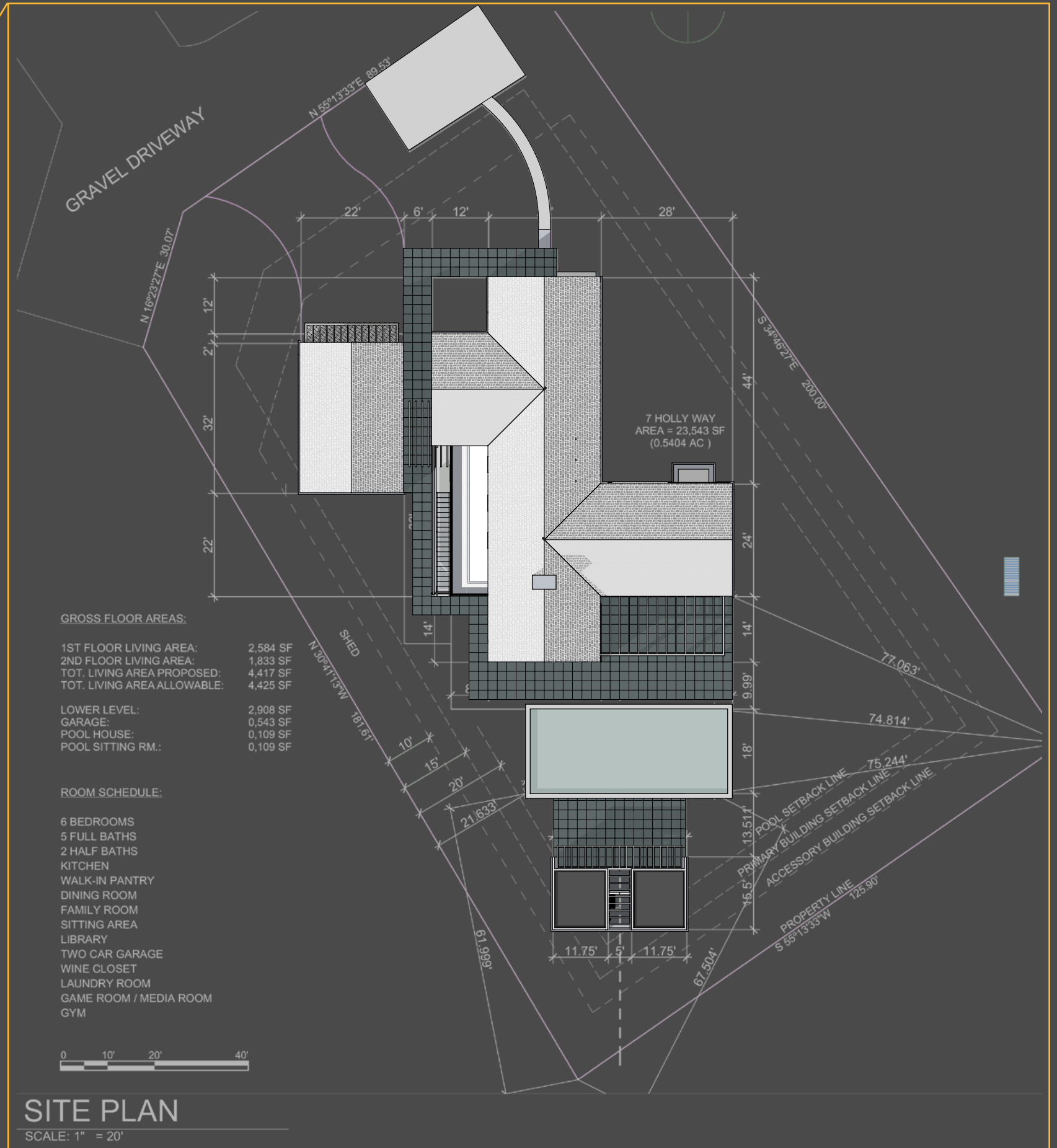


THE SITE

7 Holly Way is perfectly situated on a side street in the emerging Amagansett Lanes. With its southern exposure and evening sunsets, 7 Holly Way offers state-of-the-art amenities within short walking distance to the East Hampton hamlet's ocean beaches, town, and train station.

AMAGANSETT

Founded by descendants of English settlers in 1680, Amagansett derives its name from the Montaukett phrase for "place of good water". Amagansett's approximately 8.1 square miles of land are sandwiched between nearly 2 square miles of Ocean and Bay waters.





HOME: THE NEW HAMPTONS TRADITIONAL.



SPACE: AN OPEN LIVING CONCEPT - WELL DONE.

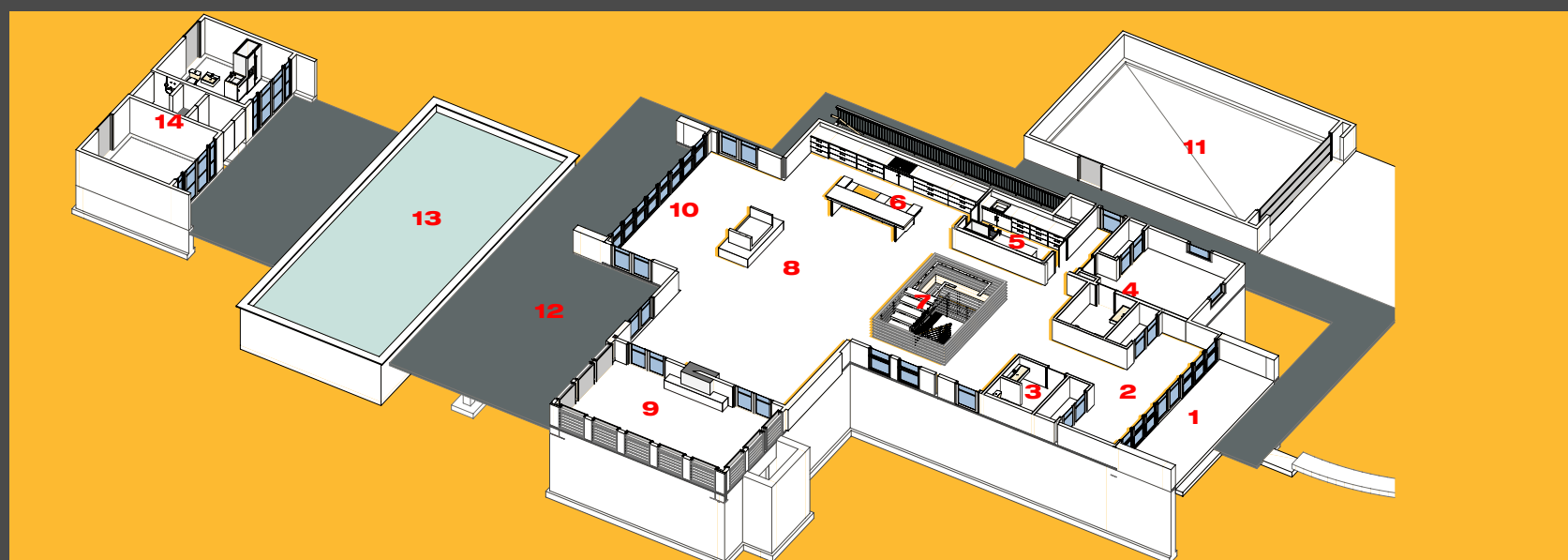


KITCHEN: EXQUISITE, FUNCTIONAL SIMPLICITY.



THE GROUND FLOOR

A diamond with two facets, the first floor at Holly Way is part entertainer, part personal sanctuary. The many lounging and dining spaces flow perfectly into one another, offering a new take on open plan living while being sensitive to the needs for privacy. Summer cocktail gatherings take on a new meaning as guests meander through the doors and spill out on to the lawn and patios. However, for the quiet reclusive weekends, rooms like the family room and screened-in porch serve wonderfully for that sun-drenched afternoon nap or quiet space to devour a summer paperback. The large open kitchen is a wonderful canvas for the chef in the family, with the elevated dining island a great informal way to have dinner party. The first floor is rounded out with a large convenience pantry, and a luxurious first floor bedroom suite.

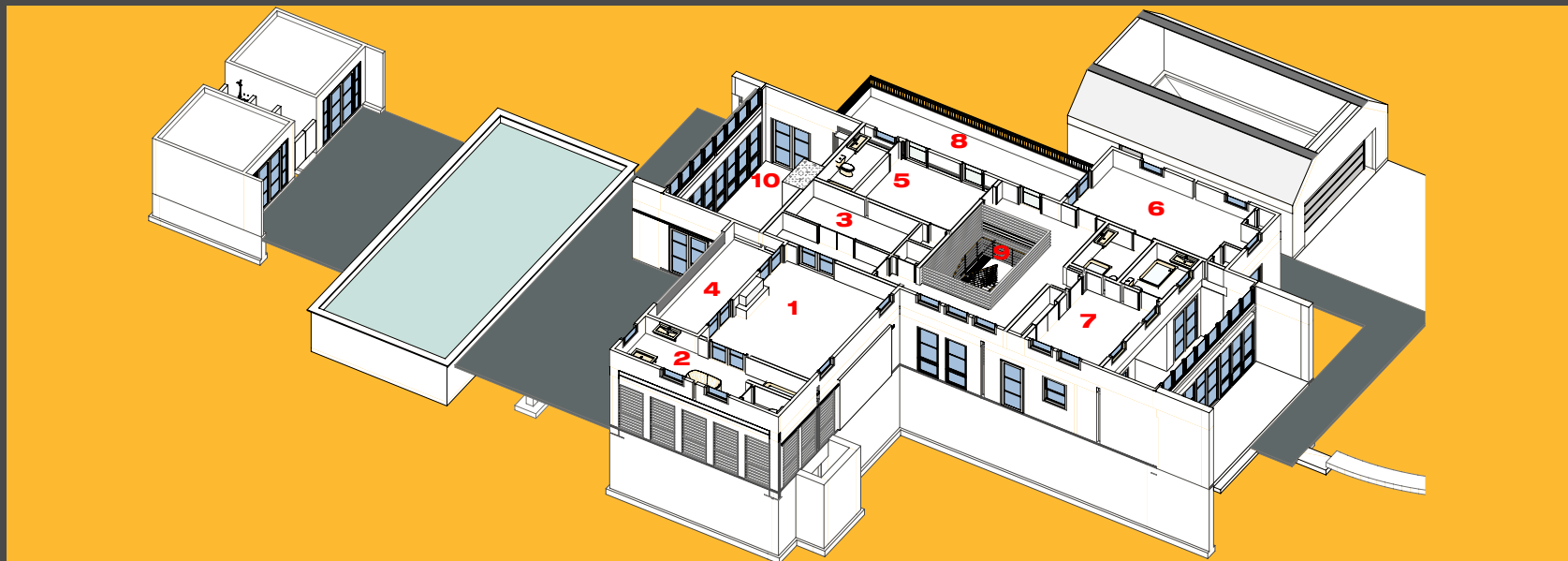


THE GROUND FLOOR AT A GLANCE

- | | |
|-------------------------------------|--|
| 1. Main Entrance | 11. (2) Car Garage |
| 2. Double Height Foyer | 12. Stone Patio & Pergola |
| 3. Powder Room | 13. 20ft. X 50ft. Gunite Pool |
| 4. Guest Bedroom & Bath | 14. Poolhouse: Kitchenette Bath Sitting Room Storage |
| 5. Walk-in Pantry | |
| 6. Open Island Kitchen Area | |
| 7. Stairwell to Cellar or 2nd Level | |
| 8. Great Room | |
| 9. Screened Porch | |
| 10. Family Room | |

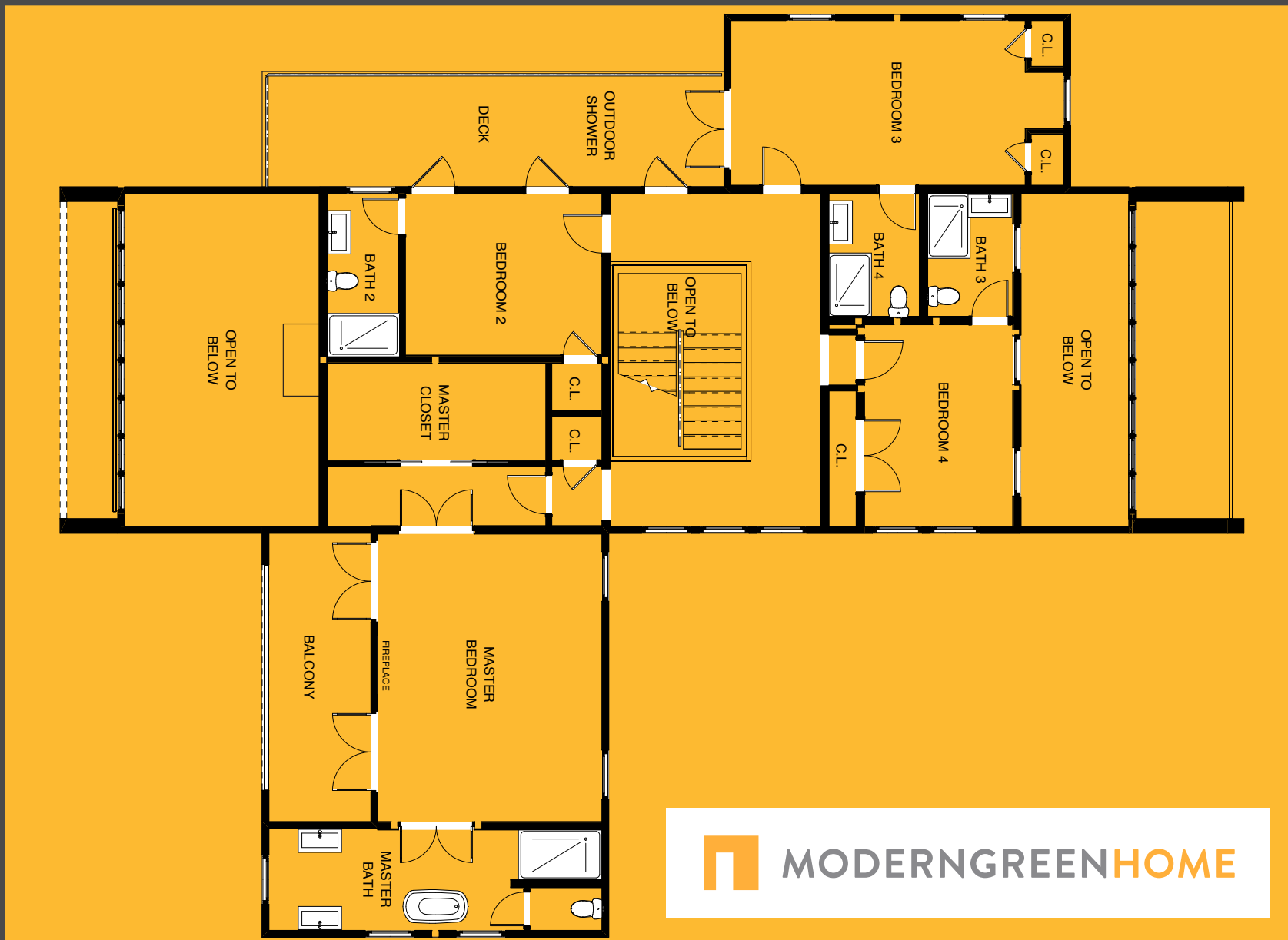


SUITES: LUXURY IN WHICH YOU CAN ACTUALLY LIVE.



THE UPPER FLOOR AT A GLANCE

- | | |
|-----------------------------------|----------------------|
| 1. Master Bedroom | 6. Bedroom #2 + Bath |
| 2. Master Bathroom | 7. Bedroom #3 + Bath |
| 3. Walk-in Closet Suite | 8. Common Terrace |
| 4. Private Master Outdoor Terrace | 9. Starwell |
| 5. Bedroom #1 + Bath | 10. Open to Below |



THE UPPER FLOOR

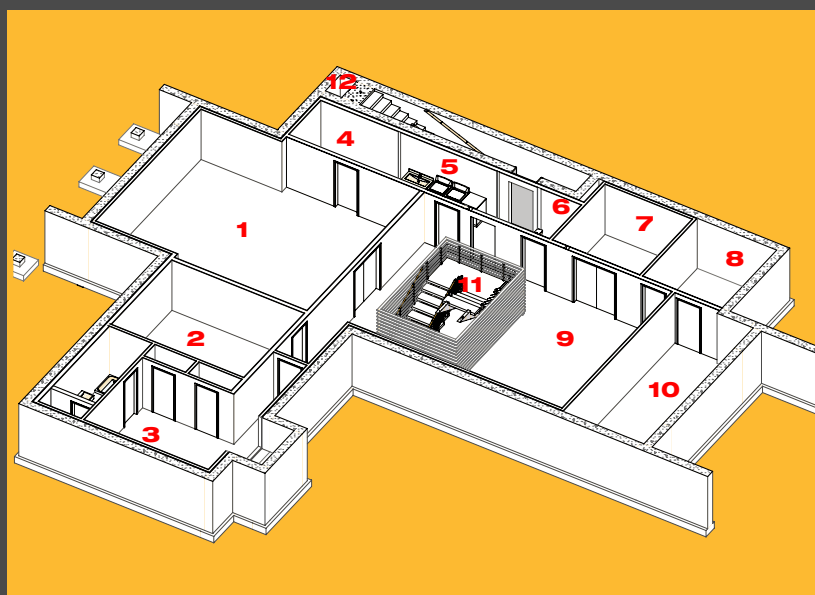
While it's a known fact that we end up spending the majority of time in our own house in the bedroom, we made the master bedroom a suite that will be hard to leave. Two sets of French doors flank the fireplace and lead out to the southward facing private veranda. Sleeping with the doors open in the summer you will most definitely hear the ocean waves as you drift off to sleep. A large bathroom with sculptural bathtub, shower for two, and back to back vanities pampers the soul, while the walk in master closet at the opposite end of the suite's axis houses the summer's finest. The 3 second floor guest bedrooms are all ensuite, with two of them sharing a private outdoor roof deck with outdoor shower.





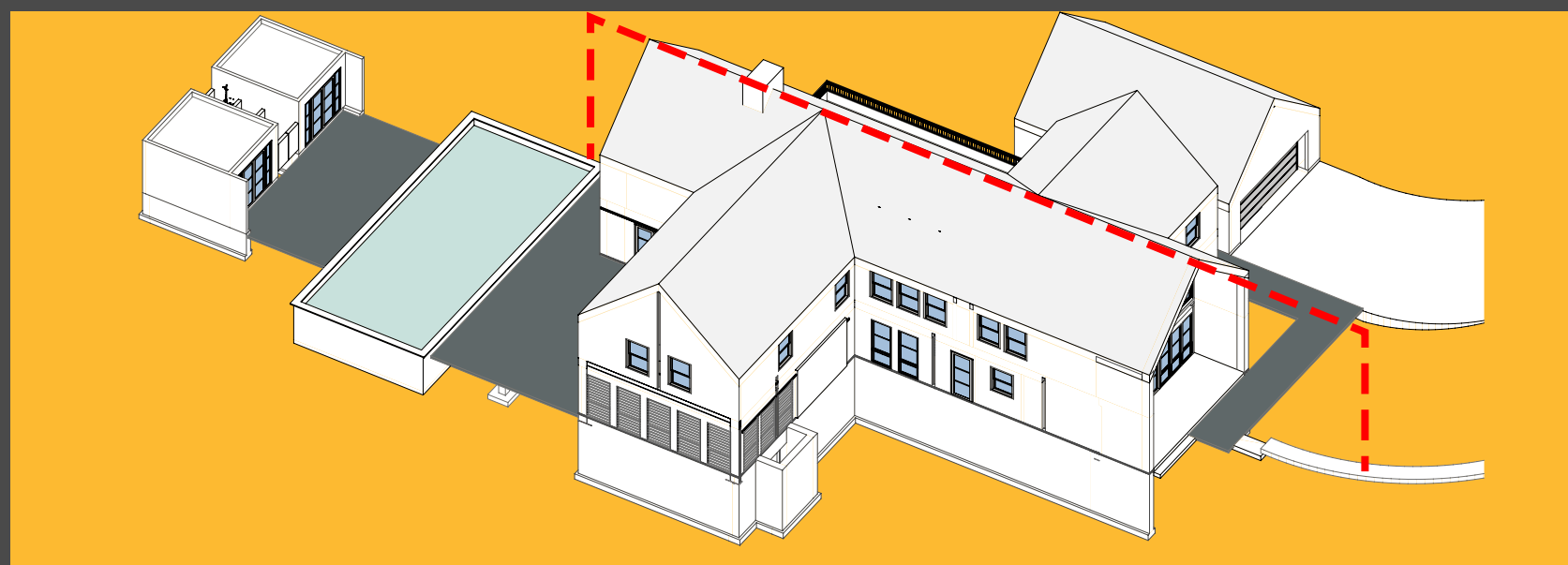
THE CELLAR LEVEL AT A GLANCE

- | | |
|-------------------------|-------------------------------|
| 1. Media/Game Room | 7. Wine Cellar |
| 2. Gym | 8. Storage Room |
| 3. Guest Bedroom + Bath | 9. Gallery |
| 4. Media Closet | 10. Storage |
| 5. Laundry Room | 11. Exterior Access Stairwell |
| 6. Powder Room | |



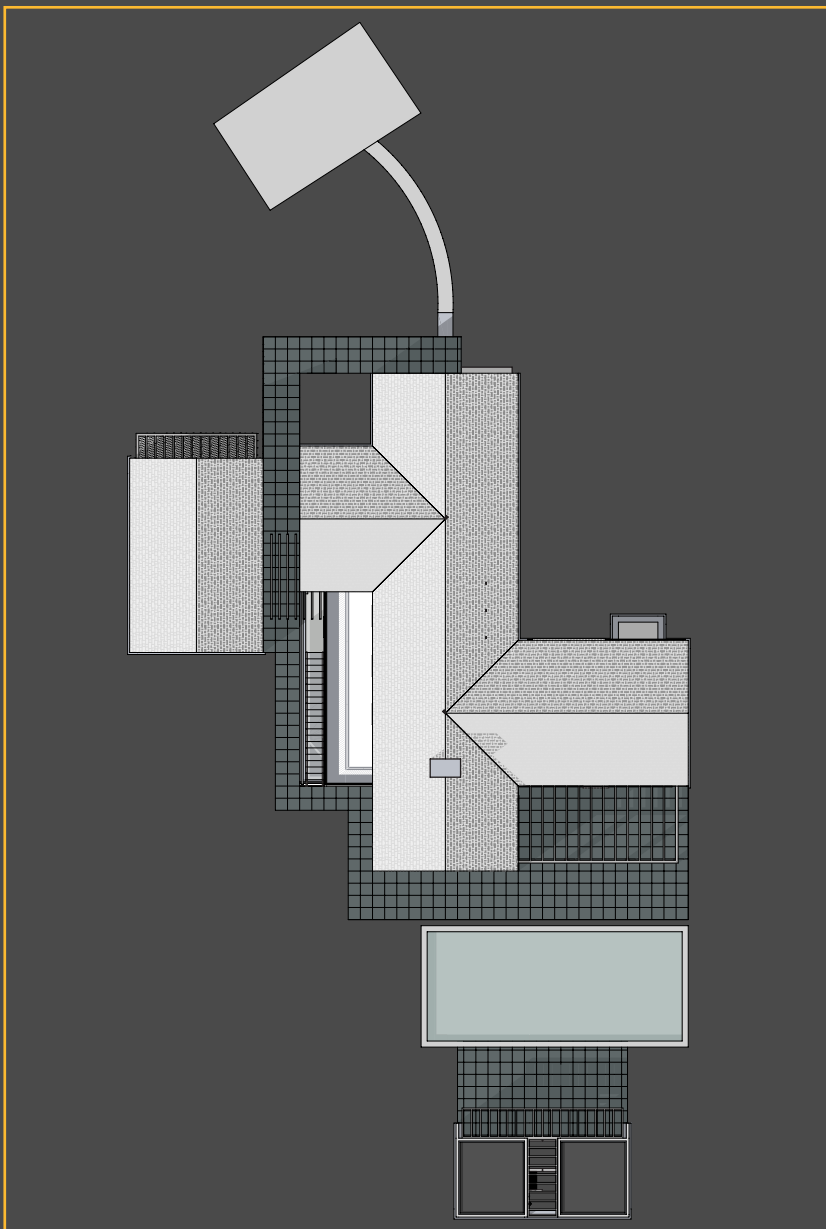
THE CELLAR

The cellar at 7 Holly way is pure decadence. The same luxury that appoints the upper two floors, is carried through to the lower level rooms. A climate controlled wine cellar to house that budding collection, a state of the art home movie theatre to watch the classics or to host that Rocky Horror Party, a home gym to help with that New Years resolution, and an ensuite bedroom for the guest overflow. All with a separate outside entrance.



WE CUT THE HOUSE DOWN THE MIDDLE - TO SHOW YOU THE WHOLESOME, SPACIOUS DESIGN.

- 2nd Floor: (3) Ensuite Guest Bedrooms, 1 Master Suite, 2 outdoor verandas.
- 1st Floor: Great room with kitchen, pantry, lounge, family room, dining area. Screened in porch, Ensuite guest bedroom, powder room, Entry hall.
- Cellar: Cellar gallery/foyer, wine room, gym, media room/home theatre, ensuite guest bedroom.
- Outside Areas: dining patio, frisbee lawn, (3) car garage, swimming pool, pool house with bathroom and outdoor shower.



7 HOLLY WAY OVERVIEW

- **Property:**
.6 Acre
- **Square Footage:**
7800 square feet of finished space:
4800 1st and 2nd Floors
3000 cellar level
- **Amenities:**
 - (6) Bedrooms with Ensuite Bathrooms
 - (2) Powder Rooms
 - Great Room with Living area, dining area, lounge, & family room
 - Chefs Kitchen with adjoining pantry:
Gaggenau convection oven, steam oven, refrigerators, freezer and cooktop
Miele dishwasher and microwave
 - Screened in Porch
 - (2) Second Floor Verandas
 - (3) Fireplaces
 - Home Theatre
 - Wine Cellar
 - Gym
 - Laundry Room:
LG steam washer & dryer
 - Pergola covered dining patio
 - Swimming Pool
 - Pool House with Bathroom
 - (2) Outdoor Showers
 - (3) Car Garage



For sales inquiries, please contact us:

(631) 899-4225

Or email us at:

sales@moderngreenhome.com

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